



COUNTY OF DEL NORTE
COMMUNITY DEVELOPMENT DEPARTMENT

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March 25, 2009

Department of Housing and Community Development
Division of Housing Policy Development
1800 3rd Street
Sacramento, CA 95811-6942

HOUSING POLICY
DEVELOPMENT, HCD

MAR 26 2009

To Whom It May Concern:

Enclosed is a copy of the Del Norte County Annual General Plan Progress Report for 2007-2008. The report was reviewed by the Del Norte County Board of Supervisors at their March 24, 2009 meeting. A Board Order prepared by the Clerk of the Board of Supervisors is also enclosed as verification of their review. If you have any questions regarding information contained in this report please feel free to contact this office at (707) 464-7254.

Respectfully Submitted,

Heidi Kunstal
Senior Planner



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BOARD REPORT

DATE: March 16, 2009

AGENDA DATE: March 24, 2009

TO: Del Norte County Board of Supervisors

FROM: Heidi Kunstal, Senior Planner *Heidi*

SUBJECT: Review of Annual General Plan Progress Report for the Governor's Office of Planning and Research and the Department of Housing and Community Development

RECOMMENDATION FOR BOARD ACTION: Information only, no specific action is required at this time..

DISCUSSION/SUMMARY: Government Code Section 65400(a)(2) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation; otherwise referred to as the "Progress Report." The Progress Report is intended as a tool for informing local legislative bodies of the jurisdiction's effectiveness in implementing its general plan. A copy of the Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The purpose and intent of this statute is to ensure that the general plan directs all land use decisions and remains an effective guide for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances. The Progress Report to the Board of Supervisors is the tool for doing this. The Progress Report provides a correlation between land use decisions that have been made during the 12month reporting period and the goals, policies and implementation programs of the adopted general plan.

Providing a copy of the Progress Report to OPR provides information that allows OPR to monitor local planning activities and to identify trends in land use planning and decision making throughout the State of California. The information is necessary for OPR to

County of Del Norte
General Plan Annual Progress Report
July 1, 2007 to June 30, 2008

Introduction

The intent of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400(b) (1), which mandates the County to prepare an annual report on the status of the General Plan and progress in its implementation. A copy of this report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Providing a copy to HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3).

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7. Goals, Policies, Objectives, Standards and other Plan Proposals
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Attachments

- a) Table A: Annual Building Activity Report – Moderate, Low-, Very Low-Income Units and Mixed-Income Multifamily Projects;
- b) Methodology used for Calculating Income Limits in Table A;
- c) Table A2: Annual Building Activity Report Summary for Above Moderate-Income Units
- d) Table B: Regional Housing Needs Allocation Progress
- e) Table C: Program Implementation Status

1. Board of Supervisors Action Summary



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COUNTY OF DEL NORTE BOARD OF SUPERVISORS

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BOARD OF SUPERVISORS COUNTY OF DEL NORTE STATE OF CALIFORNIA

BOARD ORDER

Gerry Hemmingsen
Chair
Supervisor, District 4

Mike Sullivan
Vice-Chair
Supervisor, District 3

Leslie McNamer
Supervisor, District 1

Martha McClure
Supervisor, District 2

David Finigan
Supervisor, District 5

Jeannine Galatioto
County Administrative
Officer

The following is a certified copy of a portion of proceedings of the Regular Session meeting, of the Del Norte County Board of Supervisors, held on March 24, 2009.

On a motion by Supervisor McClure and seconded by Supervisor McNamer, the Consent Agenda (Items 8 through 21) was approved.

Supervisor Sullivan recused himself from Item #17 for conflict of interest and Supervisor McClure pulled Item #7 for separate discussion.

ITEM #10 Review of Annual General Plan Progress Report for the Governor's Office of Planning and Research and the Department of Housing and Community Development as requested by the Senior Planner

Motion: Move to Approve
Move: Martha McClure
Second: Leslie McNamer

Vote Ayes: 5 Leslie McNamer, Martha McClure, David Finigan
Michael Sullivan, Gerry Hemmingsen

I, JEREMI RUIZ, Clerk of the Board of Supervisors of the County of Del Norte do hereby certify the foregoing to be a full, true and correct copy of the original orders made in the above entitled minutes by said Board of Supervisors at a meeting held in Crescent City, California on March 24, 2009 and the same now appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors this 24th day of March, 2009.

JEREMI RUIZ
Clerk of the Board of Supervisors
County of Del Norte
State of California

2. Implementation Measures **For Individual Elements of the General Plan**

The Board of Supervisors adopted a major revision to the Del Norte County General Plan on January 28, 2003. The Coastal portion of the Del Norte County General Plan is currently under review by the California Coastal Commission. The status of the County's major amendment to its Local Coastal Program is discussed under the Coastal Element section listed below and Item 5.

Below is a discussion of each Element in the County's General Plan.

Natural Resources and Conservation

The Element was adopted by the Board of Supervisors on January 28, 2003. This section contains goals, policies, and programs that set the basic framework for maintenance and enhancement of Del Norte County's rich natural assets. The section includes goals, policies and programs address the following subjects: marine resources, water resources, onshore fisheries resources, soils resources, wildlife habitat resources, air resources, agricultural land, forestry resources and extractive resources.

Safety and Noise

The Element was adopted by the Board of Supervisors on January 28, 2003. This section contains the goals, policies, and programs that set the basic framework for the protection of public health and safety related to natural and man-made safety hazards. This section includes goals, policies, and programs addressing the following subjects: seismic hazards, geologic hazards, flood hazards, fire hazards, hazardous materials, disaster planning and noise.

Land Use and Community Development

The Element was adopted by the Board of Supervisors on January 28, 2003. This section contains diagrams, designations, standards, goals, policies, and programs that set the basic framework to guide the type, location, intensity, and quality of future development and the protection of Del Norte County's natural and built environment.

Recreational and Cultural Resources

The Element was adopted by the Board of Supervisors on January 28, 2003. This section outlines the County's goals, policies, and programs for the continued development and enhancement of Del Norte County's rich recreational opportunities and cultural assets. The section includes goals, policies, and programs addressing the following subjects: County Parks and Recreation, State

and Federal Lands, recreation trails, Coastal Zone recreation, Coastal Zone public access, Non-coastal river access, private recreational facilities and opportunities, and cultural resources.

Scenic Resources

The Element was adopted by the Board of Supervisors on January 28, 2003. This section contains goals and policies that establish the framework for the protection of scenic resources within Del Norte County. These goals and policies will supplement the natural resource policies in the Natural Resources and Conservation section and recreation and cultural resource policies in the Recreational and Cultural Resources section. The goals and policies in this section are organized topically according to the following categories: scenic resources (general), scenic highways, scenic drives and scenic resource areas.

Public Facilities and Services

The Element was adopted by the Board of Supervisors on January 28, 2003. This section contains goals, policies, and implementation programs that establish the framework for the provision of public facilities and services to meet the demand created by existing and future development in Del Norte County. The goals and policies in this section are organized according to the following categories, each of which relates to a particular facility or service. They include: general public facilities and services, water supply and delivery, wastewater treatment, collection and disposal, solid waste disposal, school facilities, libraries, law enforcement, fire protection, utilities, storm and surface drainage, and airports.

Transportation and Circulation

The Element was adopted by the Board of Supervisors on January 28, 2003. This section outlines the County's goals, policies, and programs for the continued development and enhancement of Del Norte County's transportation and circulation system. The section includes goals, policies, and programs addressing the following subjects: state highways, county roads, public transportation, transportation control measures, non-motorized transportation, air transportation, maritime transportation and tele-transportation.

Housing

The Housing Element is discussed in the section titled, "Annual Element Progress Report – Housing Element Implementation."

Coastal Element

This Element was adopted in February 1984, and updated in July 1986. The Coastal Element is a portion of the Local Coastal Program (LCP) certified by the California Coastal Commission. The Coastal Element includes chapters addressing Public Access (to shoreline areas); Marine and Water Resources; Recreation; Marhoffer Creek Wetland Special Study; Elk Creek Wetland Special

Study; Land Resources (includes agriculture and forestry lands); Hazard Areas; Visual Resources; Public Works; Industrial; New Development; and, Land Use. Each chapter includes a background discussion, summarizes the Coastal Act policies for the subject area, lists existing local policies, and then sets out LCP policies and specific area policies and recommendations.

As stated above, the County Board of Supervisors adopted a major revision to the Del Norte County General Plan. However, policies, programs and implementation measures and zone changes related to the Coastal Zone must be certified by the California Coastal Commission. The application status is discussed below under Item 5. The Coastal Commission continues to process County development applications within the Coastal Zone.

Harbor Plan

The plan was adopted in 1976 and updated in 1986, and is part of the County's certified Local Coastal Program. The Harbor Plan addresses land use and policy for the portion of the Crescent City Harbor area under Del Norte County's jurisdiction. In 2006, the Harbor Commission adopted a revised Crescent City Harbor Master Plan. The Harbor District, on behalf of the Harbor Commission, submitted the Master Plan to the County as amendment to the Local Coastal Program in June 2006. Upon submittal, the County began the tribal intergovernmental consultation process as required by Senate Bill 18 in July 2006. The consultation ended with no request for intergovernmental consultation. The overall submittal was held incomplete pending receipt of several items which have not been received as the writing of this report (3/2009). The Harbor's Master Plan will require Planning Commission, Board of Supervisors and Coastal Commission approval prior to final certification.

General Plan Implementation

Titles 20 (Non-Coastal) and Title 21 (Coastal) are the zoning regulations which implement the General Plan and include adopted zoning maps for the unincorporated County area.

Titles 7 (Health and Welfare), Title 12 (Roads), Title 14 (Buildings), Title 16 (Subdivisions), Title 18 (Signs), and Title 19 (Environment) also implement the General Plan.

3. Annual Element Progress Report **Housing Element Implementation**

The County and the City of Crescent City adopted a joint Housing Element, the City of Crescent City and Del Norte County Housing Element Update 2001-2008 on October 28, 2003. In December 2003, the California Department of Housing and Community Development certified the Housing Element Update. The Housing Element includes two sections. Section I includes six chapters which address housing background and needs. Specifically, the first chapter addresses population trends, household characteristics, and the local economy. Chapter two includes discussions on housing stock, housing conditions, overcrowding, assisted rental housing at risk of conversion and the housing market. The next chapter provides an assessment of the 1992 Housing Element. Chapter four considers housing needs for persons with special needs, the homeless, and the conservation and improvement of the existing housing stock while chapter five includes vacant land inventories. Governmental and non-governmental development constraints are examined in Chapter Six. Section II includes the goals, policies, and quantified objectives of the Housing Element for the 2001-2008 time frame.

In July 2007, the County was given draft housing allocation numbers for regional housing needs for a January 1, 2007 to June 30, 2014 planning period. A Statutory due date of **August 31, 2009** has been established for the County to adopt an updated Housing Element. In the summer of 2008, staff and a consultant began the process of conducting interviews and holding meetings with an ad hoc advisory committee in order to garner information required for the update. In early December 2008, a draft Housing Element was submitted to the California Department of Housing and Community Development (HCD) for a 60 day review period. At the conclusion of the review period, HCD staff provided the County with a comment letter that while positive resulted in recommended changes to the originally submitted draft. The response to the comment letter was sent to HCD staff in February; the receipt of the letter initiated another 60 day review period. Staff is optimistic that the proposed changes respond to HCD's comments and that the next letter will indicate that the draft is in compliance with State housing law. Staff has scheduled the draft to be presented to the Planning Commission at its April meeting. Upon receipt of a final letter from HCD and completion of the Planning Commission review, staff will request a hearing date with the Board. If no significant changes are made during the Board hearing, verification of Board adoption of the Housing Element will be submitted to HCD to finalize its certification of the Element.

Government Code Section 65400 establishes the requirement that each city, county or city and county planning agency prepare an annual report on the status of the housing element of its general plan and progress in its

implementation using forms and definitions adopted by the Department of Housing and Community Development. The progress report is required even in years where a major update of the housing element is taking place. Tables A, A2, B, and C, which are attached to this report, implement Sections 6200, 6201, 6202, and 6203 of the Department of Housing and Community Development California Code of Regulations, Title 25, Division 1, Chapter 6.5.

4. General Plan Compliance Discussion

The General Plan Annual Progress Report Guidance provided by the Governor's Office of Planning and Research (OPR) staff ask local jurisdictions to report the degree to which the General Plan complies with OPR's General Plan Guidelines, including environmental justice consideration, collaborative planning with the military lands and facilities, and consultation with Native American tribes.

1999 legislation defined Environmental Justice (EJ) in California and also established OPR as the coordinating agency in state government for environmental justice efforts. In October 2003, OPR published a policy report titled Environmental Justice in California State Government. The purpose of the report is to provide a brief history of EJ, report on the status of the OPR's efforts, and provide an outline of EJ findings, goals and policies for future efforts within state government. While many local jurisdictions have incorporated EJ considerations into their General Plans, the Del Norte County General Plan has not been amended to specifically address EJ. According to Government Code §65040.12(c), environmental justice (EJ) means "the fair treatment of people of all races, cultures and income with respect to development, adoption and implementation of environmental laws, regulations and policies." EJ can be said to be the vision and process of creating socially just, sustainable human and ecological systems, where all participate fully in decisions affecting their lives. Despite not being found in the General Plan, the County Planning Division does consider EJ when considering new projects. The County applies construction buffers between residential development and manufacturing and agricultural zones. The interface between residential and non-residential uses is also minimized through low density residential zoning which acts as a de facto buffer. It is the goal of the County Community Development Department to address EJ policies in a future General Plan Amendment package that would also include other subjects. Prioritizations of time on other projects and reduced staffing have resulted in this amendment and others being delayed. .

With regard to collaborative planning with military lands and facilities, there are none located in Del Norte County.

Senate Bill 18, signed into in September 2004, requires cities and counties to notify and consult with California Native American Tribes about proposed local land use planning decisions for the purpose of protecting traditional cultural places ("sacred sites").

Although the County has not amended the General Plan to address SB 18, the County has offered to conduct consultation with tribes since March 15, 2005.

Item 7 recommends that the Board of Supervisors consider amending the General Plan to include goals, policies and possible implementation programs for compliance with environmental justice consideration and consultation with Native American tribes.

5. Date of Last Update to the General Plan

While no new General Plan Amendment applications were received from July 1, 2007 to June 30, 2008, a previously received application (Hogberg - GPA0703C) was held complete. The staff planner will be submitting it soon for Board review.

As mentioned earlier, the Coastal portion of the Del Norte County General Plan is currently under review by the California Coastal Commission. Final certification by the California Coastal Commission of the County's Major Amendment to its Local Coastal Program is necessary in order to implement the new policies of the General Plan within the California Coastal Zone. County staff continues to participate in meetings with Coastal staff regarding the submittal with the eventual goal of placing the Amendment on a 2009 Coastal Commission Agenda. Changes in Coastal staff related to the State budget could jeopardize the date of review of the County's application.

6. Land Use Priorities established by the Local Legislative Body

Since the last prior Annual Progress Report the Board of Supervisors has not established any new land use priorities. The Board continues to enforce its September 2007 resolution for "no net loss" of privately held land due to the purchase by the state or federal government. Currently over 70% of the County is owned by public entities. As demand has increased for the state and federal government and other organizations acting on their behalf to acquire additional land, the Board has placed a high priority of protecting the County's remaining privately owned land. The "no net loss" resolution called for any public acquisitions to be offset by the sale of lands equal or greater value to those being acquired to the private sector. Public acquisitions result in a loss of local sales revenue due to exemptions for land held in public domain, unknown management of the acquired lands, increasing values of remaining land and often times a reduction of public access.

7. Goals, Policies, Objectives, Standards and other Plan Proposals

Staff has identified four subjects that require inclusion in the General Plan. As discussed earlier, environmental justice consideration on land use decision making and procedures for tribal consultation should be addressed in the General Plan. Additionally, the General Plan should be reviewed to determine what additional policies, programs and implementation measures could be adopted to address global warming impacts. Staff is closely following the implementation of AB32 and SB 375.

Several elements of the general plan requirement amendments related to new flood related laws. Specifically, AB162, Chapter 369, Statutes of 2007, calls for local jurisdictions to address the following information in their general plan:

- The Land Use Element to identify those areas covered by the general plan that are subject flood (as identified by FEMA or DWR floodplain mapping);
- an annual review of the Land Use Element;
- the Conservation Element to identify rivers, creeks, streams, flood corridors, riparian habitat, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management. Required upon the next revision of the housing element (summer 2009); and
- in the Safety Element, identification of information regarding flood hazards including data from specified sources; establish a comprehensive set of goals, policies, and objectives for the protection of the community from the unreasonable risk of flooding including specified goals, policies and objectives; and establish implementation measures designed to carry out the goals, policies and objects. This information must be available upon the next revision of the housing element (summer 2009).

The County has addressed this information in the current County General Plan.

8. Development Projects and the General Plan

An element of this report is to identify how development projects have advanced the implementation of the General Plan during the reporting period. Since the 2003 major revision of the General Plan, several land owners have rezoned their land to be consistent with the newly amended land use designation. This would be considered a mapping rezone as compared to a text rezone which amends or adds text to the Zoning ordinance.

Below is a list of the approved mapping rezone that furthered the implementation of the General Plan during the 2007-2008 planning period.

Project Name/ Project Site	General Plan Land Use Designation	Zone Designation (pre-Rezone)	Zone Designation after Rezone approval by the Board of Supervisors
Richard Hopkins/ Railroad Avenue	Suburban Residential - 2 dwelling units per acre	Residential and Agriculture – one acre minimum lot size (R1A)	One Family Residence – 20,000 square foot minimum lot size (R1-B20)

With respect to text amendments, the Del Norte County Farm Bureau filed a rezone application to amend the County Code to have a "Right to Farm" ordinance which furthered the goal of implementing the 2003 General Plan Revision. The General Plan Revision included the following policies related to the adoption of a right-to-farm ordinance:

- *"The County shall adopt a right-to-farm ordinance that provides that existing agricultural operators are protected from nuisance complaints resulting from normal operations." (1.G.12), and*
- *The County shall, as part of its right-to-farm ordinance, require development within or adjacent to designated agricultural areas to include design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses." (1.G.14), and*
- *"The County shall adopt a right-to-farm ordinance that provides that existing agricultural operators are protected from nuisance complaints resulting from normal operations. Responsibility; Community Development Department. Time Frame: First five years." (New Implementation Program 1.7)*

The rezone application was adopted by the Board of Supervisors in April 22, 2008 and was codified resulted in Chapter 7.42 Right to Farm being added to Del Norte County Code and Section 20.48.095 to Chapter 20 Zoning – General Provisions. The ordinance has the following 6 basic elements:

- purpose;
- definitions;
- characterization of agricultural operations that do not constitute a nuisance;
- process for nuisance complaints
- statement of farmer immunity; and
- a written Right-to-Farm disclosure statement to be included with all land use and building permits issued by the County.

9. Interagency and Intergovernmental Coordination Efforts

In 1999, the Board of Supervisors implemented a program of holding monthly meetings with various governmental agencies. These meetings, called "2 by 2's" include 2 Board members and 2 members from the other agency. Agencies involved include the Elk Valley Rancheria, Smith River Rancheria, Yurok Tribe, Resighini Rancheria, Redwood National and State Park, Del Norte Healthcare District, City-County Schools, and the Crescent City Harbor District.

The Board also participates in a monthly Intergovernmental Relations Committee which includes members from the Del Norte Unified School District, Crescent City Harbor District and CAL FIRE. The purpose of this Committee and the 2 by 2's is to promote cooperation on issues held in common between the various agencies.

The Board also participates in the Del Norte County Resource Plan Coordination Committee whose membership includes two Board members, several County staff members and staff from the California Department of Fish and Game, California Coastal Commission, and California Wildlife Conservation Board. Recent meetings have focused on issues related to the Pacific Shores Subdivision.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	County of Del Norte
Reporting Period	1-Jul-07 - 30-Jun-08

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
116-270-90	MFH	R	56	24	1		81			0	
124-210-05	MFH	R			2		2			2	
124-210-02	MFH	R			2		2			2	
110-032-63	SFU	N/A			1		1			1	
120-270-32	SFU	N/A			1		1			1	
110-072-05	SFU	N/A			1		1			1	
120-186-03	SFU	N/A			1		1			1	
115-161-20	MH	N/A			1		1			1	
110-032-67	MH	N/A			1		1			1	
120-127-05	MH	N/A	1				1			1	
117-210-33	MH	N/A		1			1			1	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	County of Del Norte		1-Jul-07 - 30-Jun-08									
	Reporting Period	MH	N/A	1								
	103-080-21	MH	N/A	1						1		1
	106-152-03	MH	N/A				1			1		1
	116-751-04	MH	N/A	1						1		1
	131-731-25	MH	N/A	1						1		1
	116-721-37	MH	N/A	1						1		1
	131-731-73	MH	N/A	1						1		1
	105-700-01	MH	N/A	1						1		1
(9) Total of Above Moderate from Table A2									51			
(10) Total by income units (Field 5) Table A												
				63		25	12		51			151

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	County of Del Norte	
Reporting Period	1-Jul-07	- 30-Jun-08

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	41	0	0	0	10	51

Methodology used for Calculating Income Limits in Table A

Del Norte County utilizes the Housing Income Limits set by HCD to determine housing affordability for all income levels. The median income level (4 person household) is multiplied by three to arrive at the maximum amount of money that can be spent on housing. Our methodology is based on the assumption that a household can afford to buy housing that costs up to three times the household's annual income. Because the reporting period fell between two calendar years the income limits used varied as shown below:

For year **2007** the maximum housing expenses by income levels are as follows:

Very Low income Households -	\$0.00 to \$77,250
Lower Income -	\$77,251 to \$123,600
Moderate Income	\$123,601 to \$185,400
Above Moderate Income	\$185,401 and over

For reference, the Income Limits set by HCD for a family 4 of Del Norte County are as follows:

Extremely Low -	\$0.00 to \$15,540
Very Low Income -	\$15,541 to \$25,750
Lower Income -	\$25,751 to \$41,200
Moderate Income -	\$41,201 to \$61,800
Above Moderate Income –	Over \$61,801

For year **2008** the maximum housing expenses by income levels are as follows:

Very Low income Households -	\$0.00 to \$80,700
Lower Income -	\$80,701 to \$129,150
Moderate Income	\$129,151 to \$193,800
Above Moderate Income	\$193,801 and over

For reference, the Income Limits set by HCD for a family 4 of Del Norte County are as follows:

Extremely Low -	\$0.00 to \$16,150
Very Low Income -	\$16,151 to \$26,900
Lower Income -	\$26,901 to \$43,050
Moderate Income -	\$43,051 to \$64,600
Above Moderate Income –	Over \$64,601

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Del Norte

Reporting Period 1-Jul-07 - 30-Jun-08

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Deed Restricted Non-deed restricted	403	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed									56		56	235
	Restricted Non-deed restricted		5	6	29	35	17	5	12	3		112	
Low	Deed									24		24	164
	Restricted Non-deed restricted	247	5	6	7	24	8	6	1	2		59	
Moderate	Deed												15
	Restricted Non-deed restricted	157	19	10	31	35	17	12	13	5		142	
Above Moderate		473	46	74	87	89	91	37	64	12		500	0
Total RHNA by COG.		1,280											
Enter allocation number:													
Total Units			75	96	154	183	133	60	90	102		893	414
Remaining Need for RHNA Period			►	►	►	►	►	►	►	►	►		